



RIO VISTA GENERAL PLAN WORKING GROUP

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**RICK DOLK (ALTERNATE)
LISA DUKE (AT-LARGE ALTERNATE)
REGULAR MEETING—BY TELECONFERENCE**

**MINUTES
THURSDAY, May 4, 2023**

5:00 P.M. – REGULAR MEETING

**CITY HALL COUNCIL CHAMBERS
ONE MAIN STREET
RIO VISTA, CALIFORNIA 94571**

1. CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

Chairman Stanish started the meeting at 5:00 PM

PRESENT: Chairman Walt Stanish, Edwin Okamura, Tom Donnelly, Emmette Holtslander, Judith Adamson, Arthur Darden, Rick Dolk, and Lisa Duke

ABSENT: None

Vice Chair Lisa Hechtman arrived at 5:41 PM

2. PUBLIC COMMENT

Public comment was not received.

3. ACTION ITEMS

3.1 Minutes from April 6, 2023 were approved with modifications.
Under 4.2, it says further discussion was made on Japanese/Asian gravesite but should be revised to just Asian gravesite.

4. DISCUSSION

4.1 Draft Land Use Element

Consulting planner, Paul Junker with Interwest Consulting Group, presented a brief summary of the overarching topics to review for the night. Consulting planner, Nick Pergakes with Interwest Consulting Group, gave a brief presentation on the draft Land Use Element and asked the General Plan Working Group (GPWG) if the important themes and values related to land use were included in the draft Element. Also, feedback was solicited on the format, presentation, and level of detail consistent with GPWG expectations.

Consulting staff gave a brief overview of the draft Land Use Element topics:

- Community Character – features that contribute to the town’s character/identity
- Future Land Use and Development Patterns
- Land Uses Today in Rio Vista (this will include an inventory of what is on the ground today)
- Development Projections (Residential and Employment)
- Waterfront and Downtown

The GPWG provided feedback on grammar and suggested some corrections in the document. One comment was to not call out Flannery Group by name and instead called them landowners or as a real estate entity. Also, the GPWG wanted to not call out the former Army base by name and instead would like to call it “South Waterfront area” instead. The GPWG feedback and comments were noted and will be made in the next version of the draft Land Use Element.

4.2 Revised Draft Land Use Map

A discussion was held on land uses in the Delta Primary Zone, as Paul Junker met recently with Delta Protection Commission.

- Everything north of Airport Rd is within the Delta Primary Zone, so no new residential or industrial development should occur there.
- The City’s General Plan and The Delta Plan must stay relatively consistent.
- Discussions will be continued with the Delta Commission in May.

4.3 Draft Open Space & Conservation Goals, Policies, and Implementation Programs.

The consultant and GPWG members held a discussion on the draft Open Space and Conservation goals, policies, and programs that will go in the updated General Plan. Comments and revisions were shared regarding specific goals, policies, and programs. The GPWG feedback and comments were noted and will be made in the next version of the Open and Conservation Element.

4.4 Next Steps

Preparation of the Draft Open Space & Conservation Element and the Draft Public Facilities Goals, Policies, and Implementation program is underway. An update will be shared with these two elements at the next GPWG meeting, to be held on June 1, 2023.

5. Information Items (no updates)

6. Circulation Element Update

An update on the preparation of the Circulation Element was provided to the committee. This included the following:

- Roadway segment count data has just been collected and will be analyzed by Fehr & Peers.
- Fehr & Peers is evaluating cut-through traffic in the City, as a result of travelers on Hwy 12 who are trying to avoid congestion.
- TAZ boundaries for the travel demand model have been updated and incorporated into the model.
- Drafting of the existing conditions report is underway.
- A crossing for pedestrians/bicyclists under Highway 12 is an important circulation issue in the City. A discussion with CalTrans should happen as soon as possible, as this would be a missed opportunity.

7. ADJOURNMENT

Chairman Stanish adjourned the meeting at 6:45 PM



Krystine Ball, General Plan Working Group Clerk